

**BATTLE CREEK TAX INCREMENT
FINANCE AUTHORITY
(A Component Unit of the
City of Battle Creek, Michigan)**

Battle Creek, Michigan

**BASIC FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

**For The Year Ended
June 30, 2004**

AUDITING PROCEDURES REPORT

Issued under P.A. 2 of 1968, as amended. Filing is mandatory.

Local Government Type <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village <input checked="" type="checkbox"/> Other		Local Government Name Battle Creek Tax Increment Finance Authority	County Calhoun
Audit Date June 30, 2004	Opinion Date October 29, 2004	Date Accountant Report Submitted to State: November 17, 2004	

We have audited the financial statements of this local unit of government and rendered an opinion on financial statements prepared in accordance with the Statements of the Governmental Accounting Standards Board (GASB) and the *Uniform Reporting Format for Financial Statements for Counties and Local Units of Government in Michigan* by the Michigan Department of Treasury.

We affirm that:

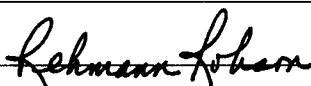
1. We have complied with the *Bulletin for the Audits of Local Units of Government in Michigan* as revised.
2. We are certified public accountants registered to practice in Michigan.

We further affirm the following. "Yes" responses have been disclosed in the financial statements, including the notes, or in the report of comments and recommendations

You must check the applicable box for each item below.

- | | |
|---|---|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 1. Certain component units/funds/agencies of the local unit are excluded from the financial statements. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 2. There are accumulated deficits in one or more of this unit's unreserved fund balances/retained earnings (P.A. 275 of 1980). |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 3. There are instances of non-compliance with the Uniform Accounting and Budgeting Act (P.A. 2 of 1968, as amended). |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4. The local unit has violated the conditions of either an order issued under the Municipal Finance Act or its requirements, or an order issued under the Emergency Municipal Loan Act. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5. The local unit holds deposits/investments which do not comply with statutory requirements. (P.A. 20 of 1943, as amended [MCL 129.91], or P.A. 55 of 1982, as amended [MCL 38.1132]). |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6. The local unit has been delinquent in distributing tax revenues that were collected for another taxing unit. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 7. The local unit has violated the Constitutional requirement (Article 9, Section 24) to fund current year earned pension benefits (normal costs) in the current year. If the plan is more than 100% funded and the overfunding credits are more than the normal cost requirement, no contributions are due (paid during the year). |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 8. The local unit uses credit cards and has not adopted an applicable policy as required by P.A. 266 of 1995 (MCL 129.241). |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 9. The local unit has not adopted an investment policy as required by P.A. 196 of 1997 (MCL 129.95). |

We have enclosed the following:	Enclosed	To Be Forwarded	Not Required
The letter of comments and recommendations.			X
Reports on individual federal financial assistance programs (program audits).			X
Single Audit Reports (ASLGU).			X

Certified Public Accountant (Firm Name) REHMANN ROBSON GERALD J. DESLOOVER, CPA			
Street Address 5800 GRATIOT, PO BOX 2025	City SAGINAW	State MI	Zip 48605
Accountant Signature 			

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
(A Component Unit of the
City of Battle Creek, Michigan)

TABLE OF CONTENTS

	<u>PAGE</u>
Independent Auditors' Report	1-2
Basic Financial Statements for the Year Ended June 30, 2004	
Statement of Net Assets and Governmental Funds Balance Sheet	3
Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance	4
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	5
Notes to Basic Financial Statements	6-13
Supplementary Information	
Continuing Bond Disclosures	14-16

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REHMANN ROBSON

Certified Public Accountants

A member of THE REHMANN GROUP

An Independent Member of Baker Tilly International

INDEPENDENT AUDITORS' REPORT

October 29, 2004

Board of Directors
Battle Creek Tax Increment Finance Authority
City of Battle Creek, Michigan

We have audited the accompanying financial statements of the governmental activities and each major fund of the ***Battle Creek Tax Increment Finance Authority, a component unit of the City of Battle Creek, Michigan***, as of and for the year ended June 30, 2004, which collectively comprise the Authority's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the ***Battle Creek Tax Increment Finance Authority*** as of June 30, 2004, and the respective changes in financial position thereof and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Authority has not presented Management's Discussion and Analysis as required supplementary information. The Governmental Accounting Standards Board has determined that such information is necessary to supplement, although not required to be part of, the basic financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The continuing bond disclosures as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Authority. The continuing bond disclosures have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Rehmann Lohman

BASIC FINANCIAL STATEMENTS

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Statement of Net Assets and Governmental Funds Balance Sheet

June 30, 2004

	General	Debt Service	Pipeline Bonds	Capital Projects	Total Governmental Funds	Adjustments	Statement of Net Assets
Assets							
Pooled cash and investments	\$ 261,593	\$ 206	\$ 29	\$ 10,830,481	\$ 11,092,309	\$ -	\$ 11,092,309
Accounts receivable	275,271	-	-	-	275,271	-	275,271
Interest receivable	68,389	-	-	143	68,532	-	68,532
Advance to primary government	160,000	-	-	-	160,000	-	160,000
Capital assets not being depreciated	-	-	-	-	-	11,107,218	11,107,218
Capital assets being depreciated, net	-	-	-	-	-	636,913	636,913
Total assets	<u>\$ 765,253</u>	<u>\$ 206</u>	<u>\$ 29</u>	<u>\$ 10,830,624</u>	<u>\$ 11,596,112</u>	<u>11,744,131</u>	<u>23,340,243</u>
Liabilities							
Accrued interest payable	\$ -	\$ -	\$ -	\$ -	\$ -	138,818	138,818
Other liabilities	-	-	-	898	898	-	898
Long-term liabilities:							
Due within one year	-	-	-	-	-	1,611,775	1,611,775
Due in more than one year	-	-	-	-	-	16,654,100	16,654,100
Total liabilities	-	-	-	898	898	18,404,693	18,405,591
Fund balances							
Unreserved, undesignated	<u>765,253</u>	<u>206</u>	<u>29</u>	<u>10,829,726</u>	<u>11,595,214</u>	<u>(11,595,214)</u>	<u>-</u>
Total liabilities and fund balances	<u>\$ 765,253</u>	<u>\$ 206</u>	<u>\$ 29</u>	<u>\$ 10,830,624</u>	<u>\$ 11,596,112</u>		
Net assets							
Invested in capital assets, net of related debt						6,036,905	6,036,905
Restricted for debt service						235	235
Restricted for capital projects						10,829,726	10,829,726
Unrestricted (deficit)						(11,932,214)	(11,932,214)
Total net assets						<u>\$ 4,934,652</u>	<u>\$ 4,934,652</u>

The accompanying notes are an integral part of these financial statements.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances For the Year Ended June 30, 2004

	General	Debt Service	Pipeline Bonds	Capital Projects	Total Governmental Funds	Adjustments	Statement of Net Assets
Revenues							
Property taxes	\$ 8,977,145	\$ -	\$ -	\$ -	\$ 8,977,145	\$ -	\$ 8,977,145
Interest earnings	171,712	29	27	1,671	173,439	-	173,439
Other revenues	29,119	21	-	32,886	62,026	-	62,026
Total revenues	9,177,976	50	27	34,557	9,212,610	-	9,212,610
Expenditures/expenses							
Community development	3,795,980	-	-	1,008,055	4,804,035	53,149	4,857,184
Debt service:							
Principal	613,045	280,000	675,000	-	1,568,045	(1,568,047)	(2)
Interest and fiscal charges	605,584	149,660	480,711	-	1,235,955	7,236	1,243,191
Total expenditures/expenses	5,014,609	429,660	1,155,711	1,008,055	7,608,035	(1,507,662)	6,100,373
Revenues over (under) expenditures	4,163,367	(429,610)	(1,155,684)	(973,498)	1,604,575	1,507,662	3,112,237
Other financing sources (uses)							
Proceeds/loss from sale of capital assets	24,873	-	-	-	24,873	(34,412)	(9,539)
Transfers in	-	429,364	1,155,711	4,026,000	5,611,075	(5,611,075)	-
Transfers out	(5,611,075)	-	-	-	(5,611,075)	5,611,075	-
Total other financing sources (uses)	(5,586,202)	429,364	1,155,711	4,026,000	24,873	(34,412)	(9,539)
Revenues and other sources over (under) expenditures and other uses	(1,422,835)	(246)	27	3,052,502	1,629,448	(1,629,448)	-
Change in net assets	-	-	-	-	-	3,102,698	3,102,698
Fund balances/net assets (deficit)							
Beginning of year	2,188,088	452	2	7,777,224	9,965,766	(8,133,812)	1,831,954
End of year	\$ 765,253	\$ 206	\$ 29	\$10,829,726	\$ 11,595,214	\$ (6,660,562)	\$ 4,934,652

The accompanying notes are an integral part of these financial statements.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
Statement of Revenues, Expenditures
and Changes in Fund Balance - Budget and Actual
General Fund
For the Year Ended June 30, 2004

	Budget (Original and Final)	Actual	Actual Over (Under) Final Budget
Revenues			
Property taxes	\$ 8,600,000	\$ 8,977,145	\$ 377,145
Interest earnings	169,000	171,712	2,712
Other revenues	80,000	29,119	(50,881)
Total revenues	8,849,000	9,177,976	328,976
Expenditures			
Community development	3,926,000	3,795,979	(130,021)
Debt service:			
Principal	615,996	613,046	(2,950)
Interest and fiscal charges	602,635	605,584	2,949
Total expenditures	5,144,631	5,014,609	(130,022)
Revenues over expenditures	3,704,369	4,163,367	458,998
Other financing sources (uses)			
Proceeds from sale of capital assets	100,000	24,873	(75,127)
Transfers out	(5,622,108)	(5,611,075)	(11,033)
Total other financing sources (uses)	(5,522,108)	(5,586,202)	64,094
Net change in fund balance	(1,817,739)	(1,422,835)	394,904
Fund balance, beginning of year	2,188,088	2,188,088	-
Fund balance, end of year	\$ 370,349	\$ 765,253	\$ 394,904

The accompanying notes are an integral part of these financial statements.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity – These financial statements present the activities of the Battle Creek Tax Increment Financing Authority (the “Authority”). The Authority was organized pursuant to Public Act 450 of 1980. The primary purpose of the Authority is to encourage economic activity in the Fort Custer Industrial Park Development District. The Authority’s activities are primarily funded through tax increment financing and bonded debt

The Authority is a component unit of the City of Battle Creek, Michigan (the “City”) because the City appoints the Authority’s Board of Directors, it has the ability to significantly influence the Authority’s operations and it is financially accountable for the Authority as defined under GASB Statement No. 14, *The Financial Reporting Entity*. Accordingly, the Authority is presented as a discrete component unit in the City’s financial statements and is an integral part of that reporting entity.

Government-wide and Fund Financial Statements – As permitted by GASB Statement No. 34, the Authority uses an alternative approach reserved for single program governments to present combined government-wide and fund financial statements by using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column. Accordingly, this is presented in the Statement of Net Assets and Governmental Funds Balance Sheet and the Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances. Major individual governmental funds are reported as separate columns in the aforementioned financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation – The government-wide financial information is reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Governmental fund financial information is reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

The Authority reports the following major governmental funds:

- General fund
- Debt service funds:
 - Debt service fund
 - Pipeline bonds fund
- Capital projects fund

The *general fund* is the Authority's primary operating fund. It accounts for all financial resources of the Authority, except those required to be accounted for in another fund.

Debt service funds account for the accumulation of resources for, and the payment of, interest and principal on bonded debt.

The *capital projects fund* accounts for the use of resources, primarily bond proceeds, in constructing or acquiring capital assets, including buildings.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989 generally are followed in the government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the GASB.

Generally, the effect of interfund activity has been eliminated from the government-wide financial statements.

Capital Assets – Capital assets, which include property and equipment, are reported in the government-wide financial statements. The Authority defines capital assets as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, if any, are recorded at estimated fair value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets, if any, is included as part of the capitalized value of the assets constructed. No such interest expense was incurred during the current fiscal year.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

Infrastructure assets (e.g., roads, bridges, curbs, sidewalks, storm sewers and similar items), along with water and wastewater subsystems, constructed by the Authority are not recorded as the Authority's capital assets, even though the Authority may be obligated to repay the debt issued to finance the related projects. Such capital assets become the property of the City when they are placed into service and, accordingly, are reported in the City's capital assets.

The Authority's capital assets are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Land improvements	50
Buildings	25
Equipment	10

Long-term Obligations – In the government-wide financial statements, long-term debt is reported as a liability. Bond discounts, as well as issuance costs, if any, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Budgetary Information – The general fund is under formal budgetary control and its budget is prepared on the same modified accrual basis used to reflect actual results. The Authority follows the City budget process in establishing the budgetary data reflected in the financial statements:

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

- The Authority submits a proposed budget to the City Manager. After review and approval, the City Manager submits a recommended operating budget to the City Commission. Public hearings are held to obtain taxpayer comments. The budget is legally adopted through a City Commission resolution prior to the beginning of the budgetary year for the Authority's funds.
- The budget is adopted on a basis consistent with generally accepted accounting principles. Budgeted amounts are as originally adopted or amended by the City Commission during the year. Individual amendments were not material in relation to the original appropriations.

2. POOLED CASH AND INVESTMENTS

At year-end, the carrying amount of the Authority's pooled cash and investments, which were deposited entirely in the City's internal cash management pool, was \$11,092,309. Because it is infeasible to allocate risk to individual component units or pool participants, aggregate cash and investment categorizations are presented in the City's basic financial statements.

3. CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2004 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets, not being depreciated -				
Land	\$ 11,141,630	\$ -	\$ (34,412)	\$ 11,107,218
Capital assets, being depreciated:				
Land improvements	587,500	-	-	587,500
Buildings	278,190	-	-	278,190
Equipment	302,712	-	-	302,712
Total capital assets being depreciated	<u>1,168,402</u>	<u>-</u>	<u>-</u>	<u>1,168,402</u>
Less accumulated depreciation for:				
Land improvements	(105,750)	(11,750)	-	(117,500)
Buildings	(100,150)	(11,127)	-	(111,277)
Equipment	<u>(272,440)</u>	<u>(30,272)</u>	<u>-</u>	<u>(302,712)</u>
Total accumulated depreciation	<u>(478,340)</u>	<u>(53,149)</u>	<u>-</u>	<u>(531,489)</u>
Total capital assets, being depreciated, net	<u>690,062</u>	<u>(53,149)</u>	<u>-</u>	<u>636,913</u>
Capital assets, net	<u>\$ 11,831,692</u>	<u>\$ (53,149)</u>	<u>\$ (34,412)</u>	<u>\$ 11,744,131</u>

Depreciation expense in the amount of \$53,149 was reported in the community development function in the government-wide statement of activities.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

4. LONG-TERM DEBT

Following is a summary of the Authority's debt outstanding as of June 30, 2004:

	<u>Interest Rate</u>	<u>Date of Maturity</u>	<u>Outstanding Principal</u>
General Obligation Bonds			
1997 Limited Tax Development Refunding	5.0%	09/01/11	<u>\$ 2,855,000</u>
Revenue Bonds			
1997 Development Refunding	4.5-5.25%	05/01/16	<u>8,650,000</u>
Land Contract			
1992 Land Contract	9.0%	06/30/12	<u>5,268,917</u>
Economic Development Loan Payable			
2002 Loan	6.0%	12/01/15	918,640
2004 Loan	5.0%	11/01/07	<u>573,318</u>
			<u>1,491,958</u>
			<u>\$ 18,265,875</u>

In addition to the above obligations, the Authority has committed to contribute toward the repayment of a City of Battle Creek bond issue. Although not contractually obligated, the Authority intends to pay debt service on this obligation, which has a currently outstanding balance of \$373,689 with interest rates ranging from 4.6% to 5.0%, and maturing through 2011.

Annual debt service requirements to maturity for the Authority's debt, including the City of Battle Creek bond issue that the Authority intends to service, are as follows:

<u>Year Ending June 30,</u>	<u>Authority Obligations</u>		<u>City Obligations</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2005	\$ 1,611,775	\$ 1,125,337	\$ 45,247	\$ 16,895
2006	1,694,555	1,026,319	47,909	14,682
2007	1,776,728	920,653	50,038	12,306
2008	1,873,669	808,758	52,700	9,763
2009	1,834,115	689,316	55,894	7,118
2010-2014	7,932,975	1,627,878	121,901	5,879
2015-2016	<u>1,542,058</u>	<u>130,482</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 18,265,875</u>	<u>\$ 6,328,743</u>	<u>\$ 373,689</u>	<u>\$ 66,643</u>

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

Advance Refundings. In prior years, the Authority defeased certain general obligation bonds by placing the proceeds of the bond issues in irrevocable trusts to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the Authority's financial statements. At June 30, 2004, \$11,490,000 of bonds outstanding are considered defeased.

Changes in Long-Term Debt. Long-term liability activity for the year ended June 30, 2004, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
General obligation bonds	\$ 3,135,000	\$ -	\$ (280,000)	\$ 2,855,000	\$ 295,000
Revenue bonds	9,325,000	-	(675,000)	8,650,000	655,000
Land contract	5,707,226	-	(438,309)	5,268,917	477,756
Economic development loans	<u>1,666,695</u>	<u>-</u>	<u>(174,737)</u>	<u>1,491,958</u>	<u>184,019</u>
	<u>\$ 19,833,921</u>	<u>\$ -</u>	<u>\$(1,568,046)</u>	<u>\$ 18,265,875</u>	<u>\$ 1,611,775</u>

5. PROPERTY TAXES

Property tax revenue is derived pursuant to a tax increment financing agreement between the Authority and various applicable taxing districts. Real and personal property taxes are levied and attach as an enforceable lien on properties located within the boundaries of the tax increment financing district. The City of Battle Creek bills and collects the taxes on behalf of the Authority. Delinquent taxes on ad valorem real property are purchased by the County of Calhoun. Property tax revenue is recognized when levied in the government-wide financial statements and in the fund financial statements to the extent that it results in current receivables.

Except for property taxes captured from local schools that exceed contractual obligations, the Authority is entitled to all taxes levied on property within the Battle Creek Tax Increment Finance Authority district to the extent that the current taxable value exceeds the base year taxable value. These taxable values for the 2003 levy are summarized below:

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

	<u>Base Year</u>	<u>Increment</u>	<u>Total</u>
Real property	\$ 2,748,540	\$ 53,603,725	\$ 56,352,265
Personal property	1,755,730	107,116,268	108,871,998
P.A. 198 property	12,394,110	90,093,273	102,487,383

6. ADJUSTMENTS

Following is an explanation of the adjustments between the governmental funds balance sheet and the government-wide statement of net assets, which reconciles fund balances to net assets:

Fund balances	\$ 11,595,214
Adjustments:	
Capital assets are not <i>current financial resources</i> and therefore are not reported in the governmental funds:	
Property and equipment	12,275,620
Accumulated depreciation	(531,489)
Bonds payable and other long-term obligations are not due and payable in the current period and therefore not reported in the governmental funds	(18,265,875)
Accrued interest payable on bonds is not recorded by governmental funds	<u>(138,818)</u>
Net assets	<u>\$ 4,934,652</u>

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Notes To Basic Financial Statements

Following is an explanation of the adjustments between the governmental funds statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities, which reconciles the net change in fund balances to the change in net assets:

Net change in fund balances	\$ 1,629,448
Adjustments:	
Repayment of bond and other long-term obligations principal is an expenditure in the funds, but the repayment reduces long-term liabilities for purposes of determining <i>net assets</i>	1,568,046
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:	
Proceeds from sale of capital assets	(24,873)
Loss on sale of capital assets	(9,539)
Depreciation expense	(53,149)
The change in accrued interest expense on long-term obligations is not recorded by governmental funds but is reported under interest and fiscal charges for purposes of determining <i>net assets</i>	<u>(7,235)</u>
Change in net assets	<u>\$ 3,102,698</u>

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SUPPLEMENTARY INFORMATION

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
Continuing Bond Disclosures (Unaudited)

1. State Equalized Value (SEV) and Taxable Value (TV) of Ad Valorem Tax Roll

Assessed Value as of December 31	Year of Tax Levy	Fiscal Year Ended June 30	Ad Valorem SEV		Ad Valorem TV	
			Amount	% Change	Amount	% Change
2002	2003	2004	\$ 166,922,857	1.37%	\$ 165,224,263	2.34%
2001	2002	2003	\$ 164,661,334	23.89%	\$ 161,442,246	22.43%
2000	2001	2002	132,912,439	12.53%	131,864,597	13.39%
1999	2000	2001	118,117,500	29.02%	116,289,550	28.79%
1998	1999	2000	91,551,700	7.44%	90,293,700	7.04%
1997	1998	1999	85,215,400	12.64%	84,355,600	11.60%
1996	1997	1998	75,650,350	13.48%	75,585,000	13.38%

2. Taxable Value (TV) of Ad Valorem Tax Roll by Use

Fiscal Year Ended June 30	Commercial	Industrial	Total
2004	\$ 8,300,838	\$ 156,923,425	\$ 165,224,263
2003	9,329,644	152,112,602	161,442,246
2002	9,419,758	122,444,839	131,864,597
2001	8,566,850	107,722,700	116,289,550
2000	8,436,400	81,857,300	90,293,700
1999	8,025,750	76,329,850	84,355,600
1998	5,838,550	69,746,450	75,585,000

3. Taxable Value (TV) of Ad Valorem Tax Roll by Class

Fiscal Year Ended June 30	Real	Personal	Total
2004	\$ 56,352,265	\$ 108,871,998	\$ 165,224,263
2003	46,807,146	114,635,100	161,442,246
2002	41,310,697	90,553,900	131,864,597
2001	37,258,550	79,031,000	116,289,550
2000	24,957,200	65,336,500	90,293,700
1999	23,286,500	61,069,100	84,355,600
1998	22,240,600	53,344,400	75,585,000

4. Taxable Value (TV) of the Industrial Facilities Tax Roll by Class

Fiscal Year Ended June 30	Real	Personal	Total
2004	\$ 24,235,506	\$ 78,251,877	\$ 102,487,383
2003	33,690,941	70,710,300	104,401,241
2002	31,617,845	72,390,012	104,007,857
2001	32,393,900	75,196,300	107,590,200
2000	44,078,600	83,957,200	128,035,800
1999	44,391,700	81,842,250	126,233,950
1998	44,621,850	67,987,900	112,609,750

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
Continuing Bond Disclosures (Unaudited)

5. Property Tax Collections

Fiscal Year Ended June 30	Taxes Levied	Collections to March 1	% Collected
2004	\$ 8,907,046	\$ 8,907,046	100.00%
2003	9,138,546	9,138,546	100.00%
2002	8,455,874	7,889,892	93.31%
2001	7,306,333	7,243,324	99.14%
2000	6,779,678	6,724,628	99.19%
1999	6,555,340	6,499,272	99.14%
1998	5,931,538	5,532,782	93.28%
1997	5,362,603	5,261,685	98.12%

6. Captured Property Tax Rates
(per \$1,000 of value)

Fiscal Year Ended June 30	City	Schools	County	State Education Tax
2004	13.0000	20.0000	4.0334	5.0000
2003	13.0000	20.0000	4.0334	6.0000
2002	13.0000	20.7550	4.0334	6.0000
2001	12.7730	20.7296	4.0448	6.0000
2000	15.5970	20.7296	4.0448	6.0000
1999	12.7290	20.7489	4.0559	6.0000
1998	12.8440	20.8200	4.0591	6.0000

7. Taxable Value of Twenty Largest Ad Valorem Taxpayers
(Fiscal Year Ended June 30, 2004)

Taxpayer	Product or Service	Taxable Value	% of Taxable Value
1 Denso Manufacturing	Automotive parts	\$ 72,560,118	43.92%
2 TRMI, INC.	Automotive parts	7,939,123	4.81%
3 American Fibrif	Automotive parts	7,670,864	4.64%
4 Il Stanley Co., Inc.	Automotive parts	6,922,950	4.19%
5 Hi-Lex Corp	Mechanical control cables	6,156,366	3.73%
6 Union Pump Company	Water pumps	5,059,668	3.06%
7 ASMO Manufacturing	Automotive parts	4,438,280	2.69%
8 AMT Freight, Inc.	Warehousing	3,866,010	2.34%
9 Musashi Auto Parts	Automotive parts	3,423,622	2.07%
10 Toyota Tsusho America	Automotive parts	3,303,428	2.00%
11 Koyo Corp.	Automotive components	3,081,111	1.86%
12 United Steel & Wire	Wire products	2,970,288	1.80%
13 Technical Auto Parts	Automotive parts	2,764,177	1.67%
14 Systex Products Corp.	Plastic moldings	2,195,640	1.33%
15 Advanced Special Tools	Machining	2,105,497	1.27%
16 Lotte USA, Inc	Candy/snack food	1,799,278	1.09%
17 EPI Printers Inc.	Printing	1,682,528	1.02%
18 Pyper Products Corp.	Plastic injection molding	1,555,299	0.94%
19 New AMI, Inc	Automotive parts	1,484,024	0.90%
20 Triple S Plastics, Inc.	Plastic injection molding	1,345,251	0.81%
		<u>\$ 142,323,522</u>	<u>86.14%</u>

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
Continuing Bond Disclosures (Unaudited)

8. Taxable Value of Twenty Largest IFT Taxpayers
(Fiscal Year Ended June 30, 2004)

<u>Taxpayer</u>	<u>Product or Service</u>	<u>Taxable Value</u>	<u>% of Taxable Value</u>
1 Technical Auto Parts	Automotive parts	\$ 23,520,397	22.95%
2 Denso Manufacturing Michigan, Inc.	Automotive parts	20,487,950	19.99%
3 II Stanley Company, Inc	Automotive parts	14,927,239	14.56%
4 Yorozu Automotive	Automotive parts	9,866,306	9.63%
5 EPI Printers Inc.	Printing	7,094,996	6.92%
6 Systex Products Corp.	Plastic moldings	4,879,194	4.76%
7 Roesler Metal Finishing	Machining	4,612,932	4.50%
8 Triple S Plastics, Inc.	Plastic injection molding	2,932,242	2.86%
9 Lotte USA, Inc	Candy/snack food	2,221,636	2.17%
10 Koyo Corp.	Automotive parts	2,094,068	2.04%
11 Tokai Rika USA, Inc.	Automotive parts	1,854,110	1.81%
12 Pyper Products	Plastic injection molding	1,090,987	1.06%
13 Hi-Lex Corporation	Mechanical control cables	993,309	0.97%
14 Advanced Special Tools	Machining	981,785	0.96%
15 ASMO Manufacturing	Automotive parts	879,097	0.86%
16 Geislinger Corp.	Diesel engine parts	544,917	0.53%
17 TRMI, INC.	Automotive parts	526,448	0.51%
18 Perelli Enterprises Inc.	Molded parts	368,339	0.36%
19 Collateral Management, Inc.	Printer	299,160	0.29%
20 C A Picard, Inc.	Metal fabricating	296,866	0.29%
		<u>\$ 76,951,581</u>	<u>75.08%</u>